

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

**K521**

**Asset: PS 160 ANNEX - BROOKLYN, 1057 52ND STREET, New York, 11219**

Inspection Id	Inspection Type	Time In	Last Edited
ME : K521	Mechanical	2024-04-24 8:28 AM	2024-05-08 8:50 AM

**Asset Data**

Question	Answer
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	Fire Booster Pump Assembly Room C03
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	No
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Kitchen - Hot Water Temperature Booster
	Years: 2023
	Systems: Sewage Ejector Pump
	Years: 2022
	Systems: Climate Control System - BMS (Computer)
	Years: 2018

**Priority Condition**

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
No condition recorded								

**Inspection**

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Inspected
<b>Chilled Water System</b>	Does not Exist
<b>Condenser Water Distribution: Piping, Pumps and Auxiliaries</b>	Does not Exist
<b>Cooling Coil in Ductwork</b>	Does not Exist
<b>Cooling Tower</b>	Does not Exist
<b>DX Split System</b>	Inspected
<b>Indoor Unit</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Outdoor Unit</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Dry Cooler</b>	Does not Exist
<b>Packaged / Rooftop Unit</b>	Inspected
Instance	4th Floor Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-410A
Instance Manufacturer	Seasons4
Equipment	RTU-2
Capacity/Size Quantity	25
Capacity/Size UOM	Tons

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

K521

Question	Response
<b>AIR CONDITIONING</b>	
<b>Packaged / Rooftop Unit</b>	
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	4th Floor Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating Refrigerant Type	Gas R-410A
Instance Manufacturer	Seasons4
Equipment	RTU-3
Capacity/Size Quantity	23
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	4th Floor Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating Refrigerant Type	Gas R-410A
Instance Manufacturer	Seasons4
Equipment	RTU-4
Capacity/Size Quantity	18
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	5th Floor Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating Refrigerant Type	Gas R-410A
Instance Manufacturer	Seasons4
Equipment	RTU-1
Capacity/Size Quantity	85
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	5th Floor Roof
Instance Condition	2 - Between Good and Fair

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

K521

Question	Response
<b>AIR CONDITIONING</b>	
<b>Packaged / Rooftop Unit</b>	
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Refrigerant Type	R-410A
Instance Manufacturer	Seasons4
Equipment	RTU-5
Capacity/Size Quantity	18
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2012
Source of Installation	Documented
Deficiency	UP TO 20 TONS: DEFECTIVE CONTROLS
Deficiency Location/Instance	5th Floor Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Packaged Terminal A/C</b>	Does not Exist
<b>Refrigerant Leak Detection System</b>	Does not Exist
<b>Refrigerant Piping</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Return Fan</b>	Does not Exist
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not Exist
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
<b>BMS</b>	Inspected
Instance	Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Installation Year	2012
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Pneumatic System</b>	Does not Exist
<b>Hybrid System</b>	Does not Exist
<b>Electric System</b>	Does not Exist
<b>COMPACTOR</b>	Does not Exist
<b>CONVEYING</b>	Inspected
<b>Dumbwaiter</b>	Does not Exist
<b>Elevator</b>	Inspected
Are all the existing elevators operable?	Yes
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

K521

Question	Response
<b>CONVEYING</b>	
Escalator	Does not Exist
Non-auditorium Handicap Lift - Vertical	Does not Exist
Non-auditorium Handicap Lift - Stair	Does not Exist
Ash Hoist	Does not Exist
Sidewalk Elevator	Does not Exist
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Cold Water System</b>	Inspected
<b>Gravity System</b>	Does not Exist
<b>Pressure Booster System</b>	Inspected
<b>Electric Pressure Booster System</b>	Inspected
Instance	Fire Booster Pump Assembly Room C03
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	SyncroFlo
Equipment	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	10
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2012
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Hydraulic/Pneumatic Booster System</b>	Does not Exist
<b>Water Service</b>	Inspected
Instance	Fire Booster Pump Assembly Room C03
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
<b>Domestic Hot Water System</b>	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Domestic Water Heat Exchanger</b>	Does not Exist
<b>Electric Domestic Water Heater</b>	Does not Exist
<b>Heat Pump Domestic Water Heater</b>	Does not Exist
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Lochinvar
Equipment	N/A
Capacity/Size Quantity	400
Capacity/Size UOM	MBH Input

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

K521

Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	
<b>Gas Fired Domestic Water Heater</b>	
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2012
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Oil Fired Domestic Water Heater</b>	Does not Exist
<b>Domestic Water Distribution Piping</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	Inspected
<b>Interior Storm Piping</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Sewage Ejector Pump</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Sump Pump</b>	Does not Exist
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	Does not Exist
<b>FIXTURES</b>	Inspected
<b>Staff And Other</b>	Inspected
<b>Janitor Sink</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	Does not Exist
<b>Student</b>	Inspected
<b>Drinking Fountain</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Locker Room Shower</b>	Does not Exist
<b>Sink And Fountain Combo Unit</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

K521

Question	Response
<b>FIXTURES</b>	
<b>Student</b>	
<b>Toilet</b>	
Condition	Inspected
Deficiency	2 - Between Good and Fair
<b>Urinal</b>	
Condition	Inspected
Deficiency	2 - Between Good and Fair
<b>GAS FIRED FURNACE</b>	
Does not Exist	
<b>GAS SERVICE</b>	
Inspected	
<b>Gas Distribution Piping</b>	
Condition	Inspected
Deficiency	1 - Good
<b>Gas Meter Room Exhaust Fan</b>	
Does not Exist	
<b>Gas Meter Room Vent</b>	
Does not Exist	
<b>Gas Pressure Booster</b>	
Does not Exist	
<b>CO/Gas Leak Detection</b>	
Instance	Inspected
Instance Condition	Boiler Room
Instance Quantity	3 - Fair
Instance Quantity Uom	1
Installation Year	EACH
Source of Installation	2012
Deficiency	Documented
<b>HEATING</b>	
Inspected	
<b>Heating Coil In Ductwork</b>	
Does not Exist	
<b>Hydronic Heating</b>	
Inspected	
<b>Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries</b>	
Condition	Inspected
Deficiency	2 - Between Good and Fair
<b>Backflow Preventer</b>	
Does not Exist	
<b>Hot Water Heat Exchanger</b>	
Does not Exist	
<b>Radiator/Convactor/Fin Tube</b>	
Condition	Inspected
Deficiency	2 - Between Good and Fair
<b>Steam Heating</b>	
Does not Exist	
<b>Steam supplied by External Sources</b>	
Does not Exist	
<b>Unit Heater/Cabinet Heater</b>	
Condition	Inspected
Deficiency	2 - Between Good and Fair
<b>HEATING PLANT</b>	
Replacement Quantity	Inspected
Replacement Uom	1,068
Instance on 5th Floor	MBH Net
Burner Type	Inspected
Heating Plant Oil Number	Gas
Is there a water meter on the boiler make-up water piping?	N/A
Burner Exists?	No
Burner Manufacturer	Yes
Burner Model Number	Weishaupt
<b>Boiler Auxiliaries</b>	
Inspected	

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

K521

Question	Response
<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
Instance on 5th Floor	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on 5th Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on 5th Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on 5th Floor	Does not Exist
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on 5th Floor	Does not Exist
<b>Boiler Flue Exhaust</b>	
Instance on 5th Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on 5th Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on 5th Floor	Does not Exist
<b>Boiler Safety Valve</b>	
Instance on 5th Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler System</b>	
Instance on 5th Floor	Inspected
<b>Coal-fired Boiler</b>	
Instance on 5th Floor	Does not Exist
<b>Hot Water Boiler</b>	
Instance on 5th Floor	Inspected
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	534
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Viessmann
Equipment	162823-01
Capacity/Size Quantity	614
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2012
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

K521

Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Hot Water Boiler</b>	
Instance Quantity	534
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Viessmann
Equipment	162823-02
Capacity/Size Quantity	614
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2012
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Modular Boiler</b>	
Instance on 5th Floor	Does not Exist
<b>Steam Boiler</b>	
Instance on 5th Floor	Does not Exist
<b>Fuel System</b>	
Instance on 5th Floor	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic
Instance on 5th Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on 5th Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on 5th Floor	Does not Exist
<b>Gas Trains And Vent At The Boiler</b>	
Instance on 5th Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Enclosed IDF Room</b>	
Instance on Rooms 216C, 318	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Rooms 216C, 318	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>KITCHEN</b>	
Instance on Basement	Inspected
<b>CO Detector</b>	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas System</b>	
Instance on Basement	Inspected



**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

K521

Question	Response
<b>KITCHEN</b>	
<b>Gas System</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Grease Trap</b>	Inspected
Instance on Basement	Inspected
Condition	5 - Poor
Deficiency	DEFECTIVE/CLOGGED
Deficiency Location/Instance	Kitchen
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Hood</b>	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hot Water Temperature Booster</b>	Inspected
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Kitchen Sink</b>	Inspected
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	Inspected
Instance on Room 516	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Room 516	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Does not Exist
<b>SCIENCE LAB</b>	Inspected
Instance on Room 416	Inspected
Alternative use	Yes

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

K521

Question	Response
<b>SCIENCE LAB</b>	
<b>Acid Waste Neutralizing Tank</b>	Inspected
Instance on Room 416	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>CO Detector</b>	Not Required
Instance on Room 416	Not Required
<b>Emergency Shower</b>	Does not Exist
Instance on Room 416	Does not Exist
<b>Eye Wash</b>	Inspected
Instance on Room 416	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Room 416	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Room 416	Does not Exist
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Room 416	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Room 416	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Room 416	Does not Exist
<b>SCIENCE PREP ROOM</b>	
	Inspected
Instance on Room 422	Inspected
Alternative use	Yes
<b>Acid Waste Neutralizing Tank</b>	Inspected
Instance on Room 422	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>CO Detector</b>	Not Required
Instance on Room 422	Not Required
<b>Emergency Shower</b>	Does not Exist
Instance on Room 422	Does not Exist
<b>Eye Wash</b>	Does not Exist
Instance on Room 422	Does not Exist
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Room 422	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Room 422	Does not Exist
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Room 422	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Room 422	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Room 422	Does not Exist

**NYC Department of Education**  
**Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

K521

<b>Question</b>	<b>Response</b>
<b>SCIENCE PREP ROOM</b>	Inspected
<b>Make-up Air Unit</b>	Does not Exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	Inspected
<b>Dry Sprinkler Alarm Valve Assembly</b>	Does not Exist
<b>Wet Sprinkler Alarm Valve Assembly</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fire Booster Pump Assembly</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Roof Tank</b>	Does not Exist
<b>Siamese Connection</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Head</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Piping</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Standpipe System</b>	Does not Exist
<b>Water Gong</b>	Does not Exist
<b>SWIMMING POOL</b>	Does not Exist
<b>VENTILATION</b>	Inspected
Is the building mechanically ventilated?	Yes
<b>Exhaust Fan</b>	Inspected
Approximate Total # of Fans	1-25
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Does not Exist
<b>Metal Ductwork</b>	Inspected
Are there any uninsulated ductwork by design in Mechanical Rooms?	No
Are there chain operated dampers?	No
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Supply Fan</b>	Does not Exist
<b>Unit Ventilator</b>	Does not Exist